

**allAgents**  
**BEST**  
**OVERALL BRANCH**  
**OF THE YEAR**  
← Gold 2019 →  
in M41  
★★★★★



BARTON AVENUE  
URMSTON

OFFERS OVER

£330,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 BAND B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Barton Avenue, Urmston, M41 5PS

□\*\*CONVERTED CELLAR\*\* - Located within minutes walk of Urmston town centre, this immaculately presented THREE BEDROOM period END TERRACE property benefits from gas central heating and triple glazing and offers spacious accommodation arranged over three floors. Situated on a quiet Urmston cul-de-sac, this well appointed and greatly improved period home is ready to move straight into and briefly comprises; a welcoming entrance hallway, spacious bay fronted living room, dining room and a modern newly fitted breakfast kitchen with high gloss wall and base units and a bespoke seating area. To the first floor there are THREE good sized bedrooms and a three piece white family bathroom. A useful converted cellar can also be accessed via the dining room and offers further reception space ideal for use as a playroom or sitting room. Externally, as mentioned this end terrace property benefit from a larger than average plot with side access leading into the enclosed rear garden. The rear garden itself is not overlooked, backing onto School playing fields and features a large Indian stone patio area, ideal for a table and chairs during those summer months. Further benefits of this highly desirable property include







## Features

- Three Bedrooms
- End period terrace
- Gas central heating
- Central Urmston location
- Converted cellar
- Triple glazed windows
- Enclosed rear courtyard
- Quiet central cul-de-sac

## Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? Unsure

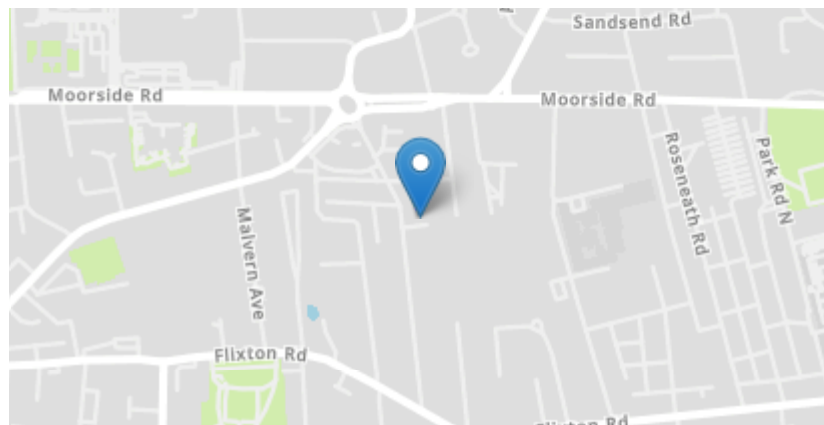
Tenure: Freehold with a chief ground rent

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Cellar conversion pre purchase

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - [www.vitalspace.co.uk/offer](http://www.vitalspace.co.uk/offer) - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	55	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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